

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and
Members of the Board of
County Commissioners

DATE: 5/12/09

FILE: REA09-147

THRU: Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)

SUBJECT: Agreement for Sale and Purchase of
Interest in Property; Patricia J.
Davies and Janet D. Ramirez; Moon
Lake Road; Project No. C9528.00,
Parcel 372; Section 29, Township 25
South, Range 17 East
(BCC 6/09/09; 10:00 a.m., DC)

FROM: James C. Widman, P.E.
Engineering Services Director/
County Engineer

REFERENCE: Commission District 4

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTION AND CONDITIONS:

The Pasco County Real Estate Division has received the following Agreement for Sale and Purchase of Interest in Property for the Moon Lake Road Project No. C9528.00.

<u>Owner</u>	<u>Parcel Number</u>	<u>Agreement Appraised Value</u>	<u>Amount</u>
Patricia J. Davies and Janet D. Ramirez 761 Marjon Dr. Dunedin, FL 34698-7108	372	\$213,000.00	\$245,065.00
		Seller's Costs	\$ 19,548.45
		Title Insurance	<u>\$ 1,525.50</u>
		Total	\$266,138.95

An offer was made to the property owner for the appraised value of \$213,100.00 and was not accepted. The owners made a counteroffer in the amount of \$305,000.00. Negotiations between the County and the Owner's attorney were carried out with an agreed price of \$245,065.00. Pasco County is responsible for the Seller's costs. The costs include Seller's statutory attorney's fees in the amount of \$10,548.45, Seller's appraiser's fees and land planner's fees in the combined amount of \$9,000.00, negotiated down from the submitted combined amount of \$10,520.76. In addition, the amount of \$1,525.50 for the title insurance policy per paragraph five of the agreement would be paid by the County. This was presented to the Condemnation Review Staff and approved for recommendation to the BCC.

ALTERNATIVES AND ANALYSIS:

1. Approve the attached Agreement for Sale and Purchase of Interest in Property.
2. Disapprove the Agreement and continue to acquire the parcel through condemnation.
3. Discontinue the Moon Lake Road project.

RECOMMENDATION AND FUNDING:

The Engineering Services Department recommends that the BCC approve Alternative No. 1, authorize the Chairman to execute the three original agreements attached, and further direct the Board Records Department, Dade City, to retain one original executed agreement; forward two original executed agreements to the Real Estate Division to the attention of Lisa Kral; and forward one copy of the executed agreement to the Office of the County Attorney; all located in New Port Richey. It is further recommended that the Chairman instruct the Clerk to issue two checks, one check in the amount of One Thousand Five Hundred Twenty-Five and 50/100 Dollars (\$1,525.50) for title insurance, and the second check in the amount of Two Hundred Sixty-Four Thousand, Six Hundred Thirteen and 45/100 Dollars (\$264,613.45) for the parcel.

Make the first check for title insurance payable to:

American Government Services
3812 West Linebaugh Avenue
Tampa, FL 33618
(813) 933-3322 (Christine Wagers)
Federal ID No. 592346160

Funding will be provided in Account No.:

B161-820500-66614\000228	\$1,525.50	100%
--------------------------	------------	------

Make the second check for parcel payable to:

American Government Services/
Escrow Account 2001993
3812 West Linebaugh Avenue
Tampa, FL 33618
(813) 933-3322 (Christine Wagers)
Federal ID No. 592346160

Funding will be provided in Account No.:

B161-820500-66614\000228	\$264,613.45	100%
--------------------------	--------------	------

The checks are to be held in the Clerk's office in Dade City where the Real Estate Division will contact them to set a closing date and time to comply with the Clerk's procedures.

ATTACHMENTS:

1. Agreement for Sale and Purchase of Interest in Property (Three Originals)
2. Location Map